

To: Peterson, Mary[Peterson.Mary@epa.gov]
Cc: Delafield, Phillip M.[PMDelafield@dmgov.org]
From: Conner, Rita A.
Sent: Tue 2/7/2017 4:18:57 PM
Subject: RE: Misc Update-Gray's Station Intro

Great, thanks Mary!

From: Peterson, Mary [mailto:Peterson.Mary@epa.gov]
Sent: Tuesday, February 07, 2017 8:08 AM
To: Conner, Rita A.
Cc: Delafield, Phillip M.
Subject: RE: Misc Update-Gray's Station Intro

Thanks Rita. Sure we can meet just with the city and then you can communicate with the developers. I will check with my team and get back to you to confirm date and time.

Mary P. Peterson, Director

Superfund Division
EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
Office: 913-551-7882
Cell: 816-398-3945



*"To safeguard the health of our communities for all generations,
we clean up contaminated lands.
In a culture of teamwork and respect,
we are efficient, innovative, and fiscally responsible stewards of public trust."*

From: Conner, Rita A. [mailto:RAConner@dmgov.org]
Sent: Monday, February 06, 2017 4:08 PM
To: Peterson, Mary <Peterson.Mary@epa.gov>
Cc: Delafield, Phillip M. <PMDelafield@dmgov.org>

Subject: RE: Misc Update-Gray's Station Intro

Hi Mary,

Thanks for the follow up, sounds like great work occurring. Phil and I can do either the 23rd or 24th. On the 23rd, after 12 looks better, but we may be able to make am work. The 24th is pretty good availability all day for both of us.

We still have our stakeholders interested in the site (school district, amphitheater interest, soccer entity, Des Moines Water Works, etc.). However, I think we'd understood that the initial follow up meeting with EPA after the study was completed would be with just us, then possibly reconvene another meeting to include the City, EPA and owner. Since we are not sure at this point which of the stakeholder interests, or combination of interests, would become an owner, it seems best that we funnel the information to the stakeholders after meeting with you.

Sound workable?

From: Peterson, Mary [<mailto:Peterson.Mary@epa.gov>]

Sent: Monday, February 06, 2017 12:27 PM

To: Conner, Rita A.

Cc: Delafield, Phillip M.

Subject: RE: Misc Update-Gray's Station Intro

Hi Rita,

Thanks for passing this along. It looks like good progress for the city. We are also making good progress on the Feasibility Study that will support an amended Record of Decision for the buildings on the Dico property as well as the South Pond Area. The Feasibility Study reports will describe the cleanup alternatives being considered for those areas on the Dico property. I expect to have draft FS reports in the next 1-2 weeks. I think it would be beneficial for you and potential developers to see the alternatives being considered so that you can envision how the cleanup approach will fit into the long term development plan. I would like to bring my team to

Des Moines to meet with you and the potential developers of the Dico property. I am proposing Feb 23 or Feb 24. If neither of those dates work for you, March 3 would be a possible alternative. We would probably drive up in the morning and could be there by 10 or 10:30. Please let me know if any of these dates will work for you and your team. Thanks.

Mary P. Peterson, Director

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From: Conner, Rita A. [<mailto:RAConner@dmgov.org>]

Sent: Thursday, January 26, 2017 12:17 PM

To: Peterson, Mary <Peterson.Mary@epa.gov>

Cc: Delafield, Phillip M. <PMDeLafield@dmgov.org>

Subject: Misc Update-Gray's Station Intro

Hi Mary, hope you're well. We are still awaiting the appraisal for the site, hope to see it very soon.

I'm attaching an updated map of the conceptual plans for the larger area. We've provided these in the past to tell the broader story. The new addition to the graphic is the planning for the Norfolk Southern owned acres. Hubbell Realty Company was approved by City Council Monday to continue work with us to finalize a development agreement to build out approximately 1100 residential units on these acres; the majority of the units are forecast to be owner occupied. This neighborhood, Gray's Station, will connect to and complement the Gray's Landing neighborhood under development to the north. We also still have the school district, amphitheater interest and other stakeholders with us for the Dico site.

The estimated investment in Gray's Station is (conservatively) \$100 million. Approximately \$23 million of that amount will be for a front end process to perform environmental remediation, remove and replace fill material, grade and construct utilities, and perform a proposed wetland reconstruction to City regional stormwater basins that is described in the attached funding application to the State of Iowa. In its best form, this water quality project and the new neighborhoods will allow the City and all our partners to tell the best story of environmental remediation and reclamation, and highlight water quality over past water system negative impact.

We'll pass this on to the owner as well. Please advise of questions. We will send the appraisal as soon as possible and look forward to the follow up meeting we discussed. There are also a couple of overlap items with the Dico site and the Norfolk Southern land (mainly the "tail" into the Dico site) that we need to get advisement on at some point.

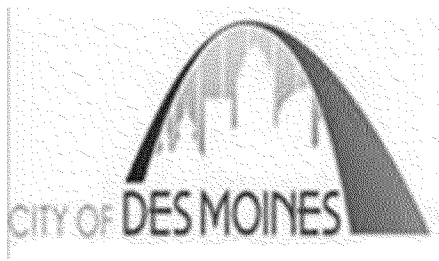
Thanks!

Rita Conner

Economic Development Coordinator

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OFFICE OF ECONOMIC DEVELOPMENT

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